

CASTLE ESTATES

1982

A WELL PRESENTED ONE BEDROOMED PARK HOME SITUATED IN A POPULAR AND CONVENIENT LOCATION



**2, CASTLEWOOD MOBILE HOME PARK HINCKLEY ROAD
SAPCOTE LE9 4JZ**

Offers In The Region Of £100,000

- NO CHAIN
- Lounge
- Double Bedroom
- Shower Room
- Off Road Parking For A Car
- Entrance Hall
- Well Fitted Kitchen
- Useful Dressing Room
- Outhouse/Utility Area
- FOR PERSONS OVER 50 ONLY



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www.castles-online.co.uk



**** NO CHAIN **** A rare opportunity to purchase a detached park home on the outskirts of Burbage close to Burbage Common Woods.

This over 50's leasehold property enjoys entrance hall, lounge, well fitted kitchen, double bedroom, further dressing room and a shower room. Outside there is patio style gardens and off road parking for a car.

COUNCIL TAX BAND & TENURE

Blaby Council - Band A (Leasehold)

For persons over 50 only. Ground Rent of £151.00 per month including water charges.
Oil fired central heating and domestic hot water.

HALL

9'8" x 2'10" (2.95m x 0.87m)

having upvc double glazed front door with obscure glass and central heating radiator.

KITCHEN

11'6" x 7'10" (3.52m x 2.41m)

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink, built in oven and gas hob, integrated fridge freezer, central heating radiator, wood effect flooring and upvc double glazed window. Square archway to Living Room.



KITCHEN



LIVING ROOM

11'6" x 9'10" (3.51m x 3.01m)

having feature fireplace with inset fire, central heating radiator, tv aerial point, upvc double window and French doors opening onto patio.



BEDROOM

11'6" x 7'6" (3.52m x 2.29m)

having built in wardrobe, central heating radiator and upvc double glazed window.



DRESSING ROOM

8'5" x 4'6" (2.59m x 1.38m)

having built in wardrobe, central heating radiator and upvc double glazed window.



SHOWER ROOM

5'9" x 4'11" (1.77m x 1.50m)

having shower cubicle with chrome shower over, pedestal wash hand basin, low level w.c., extractor fan, easy clean walls, central heating radiator and upvc double glazed window with obscure glass.



OUTHOUSE/UTILITY



OUTSIDE

2, Castlewood Mobile Home Park, Hinckley Road

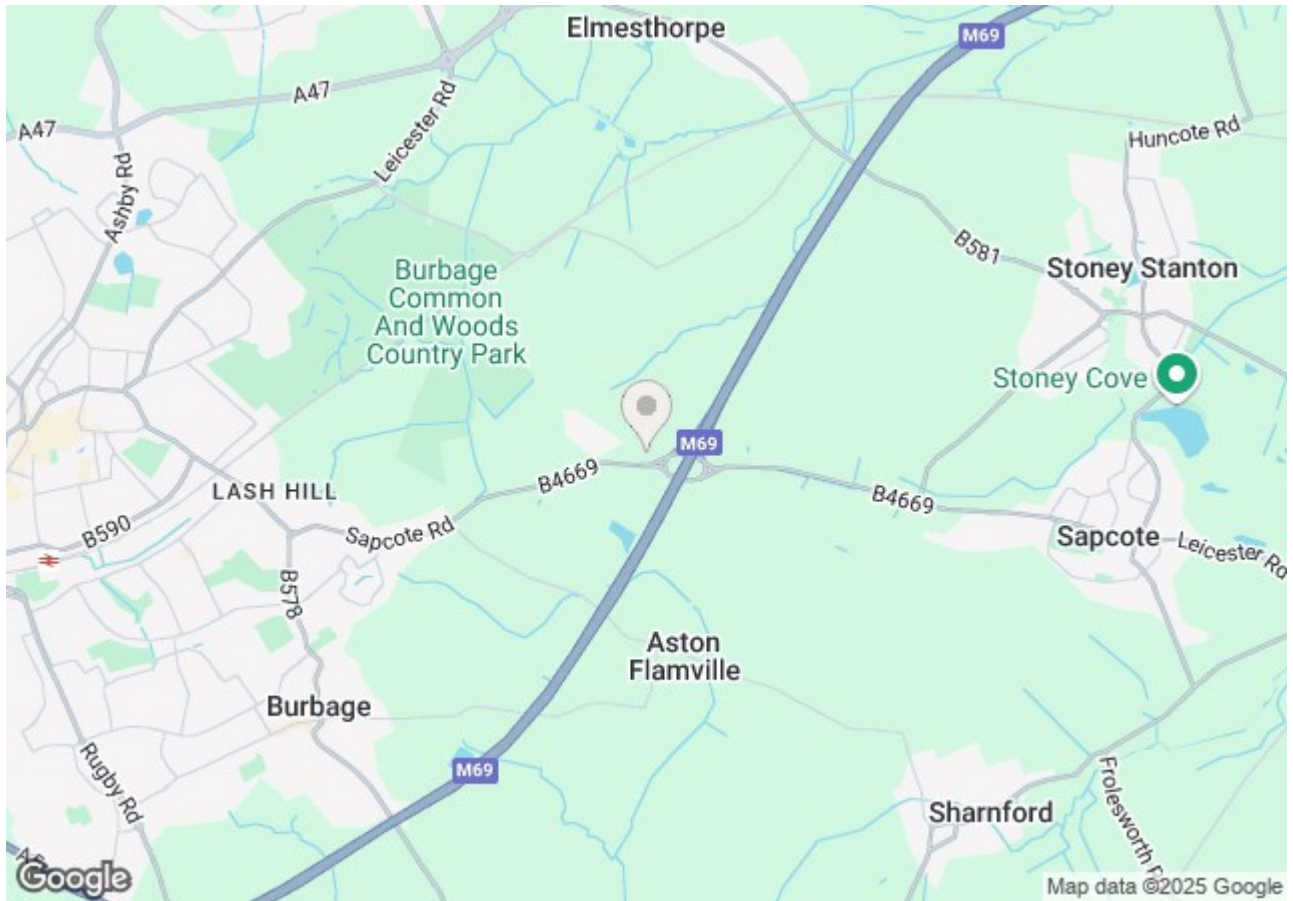
There is patio areas surrounding the property. Off road parking for one vehicle and further possible parking to front.



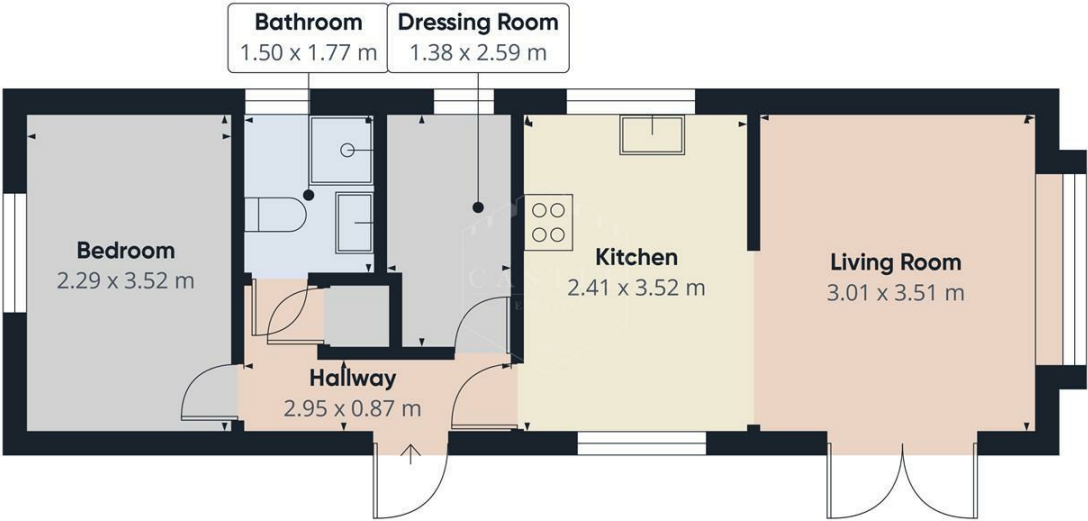
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Approximate total area⁽¹⁾
37.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
